



Approach Road, Bethnal Green, E2 9JR

£2,250 Per Calendar Month



**** MODERN 2 BED FIRST FLOOR-FLAT BY VICTORIA PARK - AVAILABLE 22nd SEPTEMBER ****

OC Homes are delighted to offer to the Lettings market, this two bedroom apartment in the much sought Victoria Park area of Bethnal Green, E2. The property is very well presented and is a first floor flat within a low rise brick built block on Approach Road.

The property is accessed via secure video entry system, with stairs up to the first floor. Accommodation comprises; reception room, two double bedrooms, modern fitted kitchen, modern bathroom with separate w/c, and lots of storage space throughout. It is offered fully furnished with on site parking availability, and is the perfect property for the working professional.

The property is situated in close proximity to lots of local amenities and public transport links with the bars, restaurants and shops nearby. Approach Road is within walking distance of Bethnal Green (Central line) and Cambridge Heath (Overground) stations and leads down to the Bonner Gate entrance to Victoria Park which plays host to a number of community, cultural and music events during the year.

Victoria Park is widely considered to be one of London's best outdoor spaces, boasting a boating lake, the Pavilion Café and public tennis courts among its many attractions. Bethnal Green has a good choice of shops on Bethnal Green Road, a Sainsbury's Local on Cambridge Heath Road and plenty of local pubs and restaurants. To arrange a viewing please call the OC Homes Lettings team now.

AVAILABLE 22/09/25

- MODERN APARTMENT
- 2 DOUBLE BEDROOMS
- SUPERB LOCATION BY VICTORIA PARK
- SECURE VIDEO ENTRY
- FIRST FLOOR
- AVAILABLE 09/08/24

Viewing

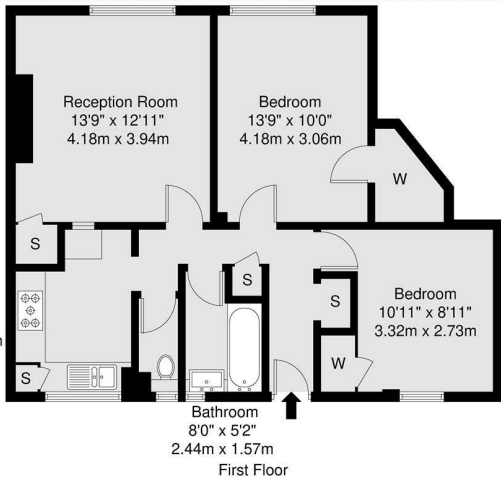
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Reynolds House, Approach Road, Bethnal Green, E2

GROSS INTERNAL AREA
65.6 sq m / 706 sq ft



GROSS INTERNAL AREA (GIA)
The largest of this space
65.6 sq m / 706 sq ft

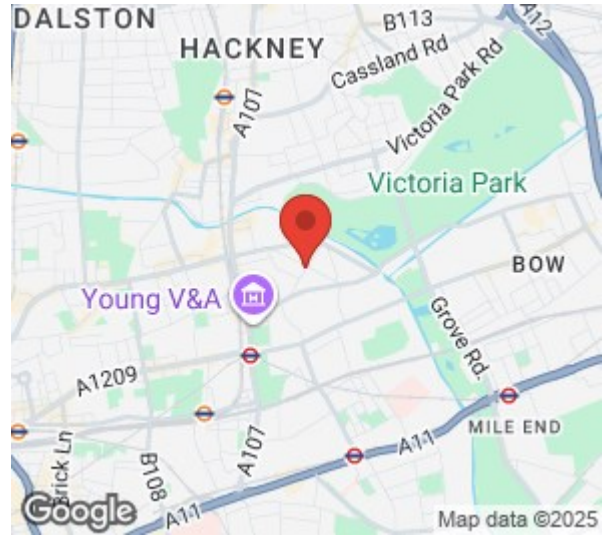
TOTAL STORAGE SPACE
CLOSET, WARDROBE, SHED, etc.
4.7 sq m / 50 sq ft

EXTERNAL STRUCTURAL FEATURES
Balcony, Terrace, Pergola, etc.
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT
Attic and basement etc.
0.0sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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